

IN RE: PETITION FOR ZONING VARIANCE  
SE/S Hidden Trail Drive, 2647'  
NE of Shaded Brook Drive  
1104 Hidden Trail Drive  
3rd Election District  
3rd Councilmanic District  
Jay S. Lebow, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE No. 91-457-A

#### ORDER OF DISMISSAL

The Petitioners herein requested a Petition for a Zoning Variance from Section 1401.3.B.3 to permit side building to property line setbacks of 42 ft. in lieu of the required 50 ft. and to amend the final development plan of Valley Brook Section 2, Lot 6; and,

WHEREAS, the matter was set in for a hearing on August 2, 1991, 2:00 P.M.; and,

WHEREAS, at the time of the hearing a request was made by the Petitioners, through their Architect, Nathan S. Leblang, that the above captioned matter be withdrawn.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 1<sup>st</sup> day of August, 1991 that the Petition for Zoning Variance, in the above captioned case, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:mmm  
cc: Peoples Counsel

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 2, 1991

Mr. and Mrs. Jay S. Lebow  
6811 Pimlico Road  
Baltimore, Maryland 21208

RE: Case No. 91-457-A  
Petition for Zoning Variance

Dear Mr. and Mrs. Lebow:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner

JRH:mmm  
att.  
cc: Peoples Counsel  
cc: Mr. Nathan S. Leblang, AIA

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-457-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1401.3.B.3 to permit side building to property line setbacks of 42 ft. in lieu of the required 50 ft. and to amend the final development plan of Valley Brook Section 2, Lot 6;

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

In order to provide an adequate 10,000 square foot septic field for the property, it is necessary that the Owner's new residence encroach within each side yard approximately eight feet (8'-0") within the fifty-foot setback area. We are seeking a variance from the requirement for the fifty-foot side yard setback.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 4701-Keewick Road-Baltimore, MD 21210-1004  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock

Zoning Commissioner of Baltimore County.

#### CERTIFICATE OF POSTING

District: 11 Date of Posting: July 12, 1991  
Posted for: Jay S. Lebow, et ux  
Petitioner: Jay S. Lebow, et ux  
Location of property: SE/S Hidden Trail Drive, 2647' NE of Shaded Brook Drive, 1104 Hidden Trail Drive, 3rd Election District, 3rd Councilmanic District  
Location of Sign: SE/S Hidden Trail Drive, on front of subject property  
Remarks: \_\_\_\_\_  
Posted by: J. Robert Haines Date of return: July 12, 1991  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_, 19\_\_\_\_  
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_, 19\_\_\_\_.

OWINGS MILLS TIMES,

S. Zeke Olson  
Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:00 a.m.  
Case Number: 91-457-A  
SE/S Hidden Trail Drive, 2647' NE of Shaded Brook Drive, 1104 Hidden Trail Drive, 3rd Election District, 3rd Councilmanic District  
Petitioners: Jay S. Lebow and Paula J. Lebow  
Hearing Date: Thursday, August 1, 1991 at 9:00 a.m.  
Variance: to permit side building to property line setbacks of 42 ft. in lieu of the required 50 ft. and to amend the final development plan of Valley Brook, Section 2, Lot 6.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
OMT J 6 276 June 27

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_, 19\_\_\_\_  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_, 19\_\_\_\_.

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

NOTICE OF HEARING  
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Zoning Commissioner of Baltimore County  
OMT J 6 276 June 27

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

11-11-91

FOR DEPOSITING FEES

FOR ZONING VARIANCE (FEE)

FOR DEPOSIT OF OTHER: LEAD

11-11-91

11-11-91

11-11-91

11-11-91

Please Make Checks Payable To: Baltimore County  
09A04#0032#10HRC  
09B03#23F#005-14-91

\$35.00

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Jay and Paula Lebow  
6811 Pimlico Road  
Baltimore, Maryland 21208

RE:  
Case Number: 91-457-A  
SE/S Hidden Trail Drive, 2647' NE of Shaded Brook Drive  
1104 Hidden Trail Drive  
3rd Election District - 3rd Councilmanic  
Petitioners: Jay S. Lebow and Paula J. Lebow  
HEARING: THURSDAY, AUGUST 1, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.75 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE AGENCY SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 1, 1991

Mr. & Mrs. Jay S. Lebow  
6811 Pimlico Road  
Baltimore, MD 21208

RE: Item No. 433, Case No. 91-457-A  
Petitioner: Jay S. Lebow, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Lebow:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
14th day of May, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James J. Long*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Jay S. Lebow, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: June 10, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Michael Prince, Item No. 420  
Michael J. MacCubin, Item No. 431  
Jay S. Lebow, M.D., Item No. 433/  
Raymond A. Ricci, Item No. 434  
Terry W. Deitz, Item No. 435  
Kathleen B. Thompson, Item No. 436  
William Busby, Item No. 437  
Thomas P. Sisk, Item No. 441  
Elmer S. Cochran, Item No. 444  
Richard W. Offutt, Item No. 448  
Joseph C. Hiltner, Item No. 449  
Jan Frederick, Item No. 451  
Joseph Klein, III, Item No. 452  
Carl W. Miles, Item No. 457

In reference to the Petitioners' requests, staff offers no  
comments.

If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK/JL/cmm

VARIED.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: May 30, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 28, 1991

This office has no comments for items number 427, 433, 434, 435, 436,  
437, 438 and 440.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

May 28, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #433, Zoning Advisory Committee Meeting of  
May 28, 1991, Mr. Jay S. Lebow, et ux, SE/S Hidden Trail Drive,  
2647' NE of Shaded Brook Drive (#11094 Hidden Trail Drive), D-3,  
Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests, have been conducted. Any structure must be  
located at least 20 feet from the 10,000 square feet reserve area.

In accordance with Section 13-117 of the Baltimore County Code, the  
water well yield test is not acceptable and must be retested. This must be  
accomplished prior to conveyance of property and approval of Building Permit  
Applications.

Prior to occupancy approval, the potability of the water supply must be  
verified by collection of bacteriological and chemical water samples.

SSF:rmk

433ZNG/GWRMK



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JUNE 4, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JAY S. LELOW

Location: #11094 HIDDEN TRAIL DRIVE

Item No.: 433 Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site  
shall comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1988  
edition prior to occupancy.

REVIEWER: *John J. Kelly* 6-4-91 Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for May 28, 1991

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 427, 433, 434, 435, 436, 437 and 440.

For Item 397, a revised County Review Group Meeting is  
required.

For Case #R-91-113, a County Review Group Meeting is  
required prior to development of this site.

For Item 438, a County Review Group Meeting is  
required.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
6/14/91



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

6/14/91

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore  
County will hold a public hearing on the property identified herein in Room 106 of the County Office  
Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-457-A  
SE/S Hidden Trail Drive, 2647' NE of Shaded Brook Drive  
11094 Hidden Trail Drive  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Jay S. Lebow and Paula I. Lebow  
HEARING: THURSDAY, AUGUST 1, 1991 at 9:00 a.m.

Variance to permit side building to property line setbacks of 42 ft. in lieu of the required 50 ft.; and  
to amend the Final Development Plan of Valley Brook, Section 2, Lot 6.

Zoning Commissioner of  
Baltimore County

COPY

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

COPY

July 12, 1991

NOTICE OF REASSIGNMENT

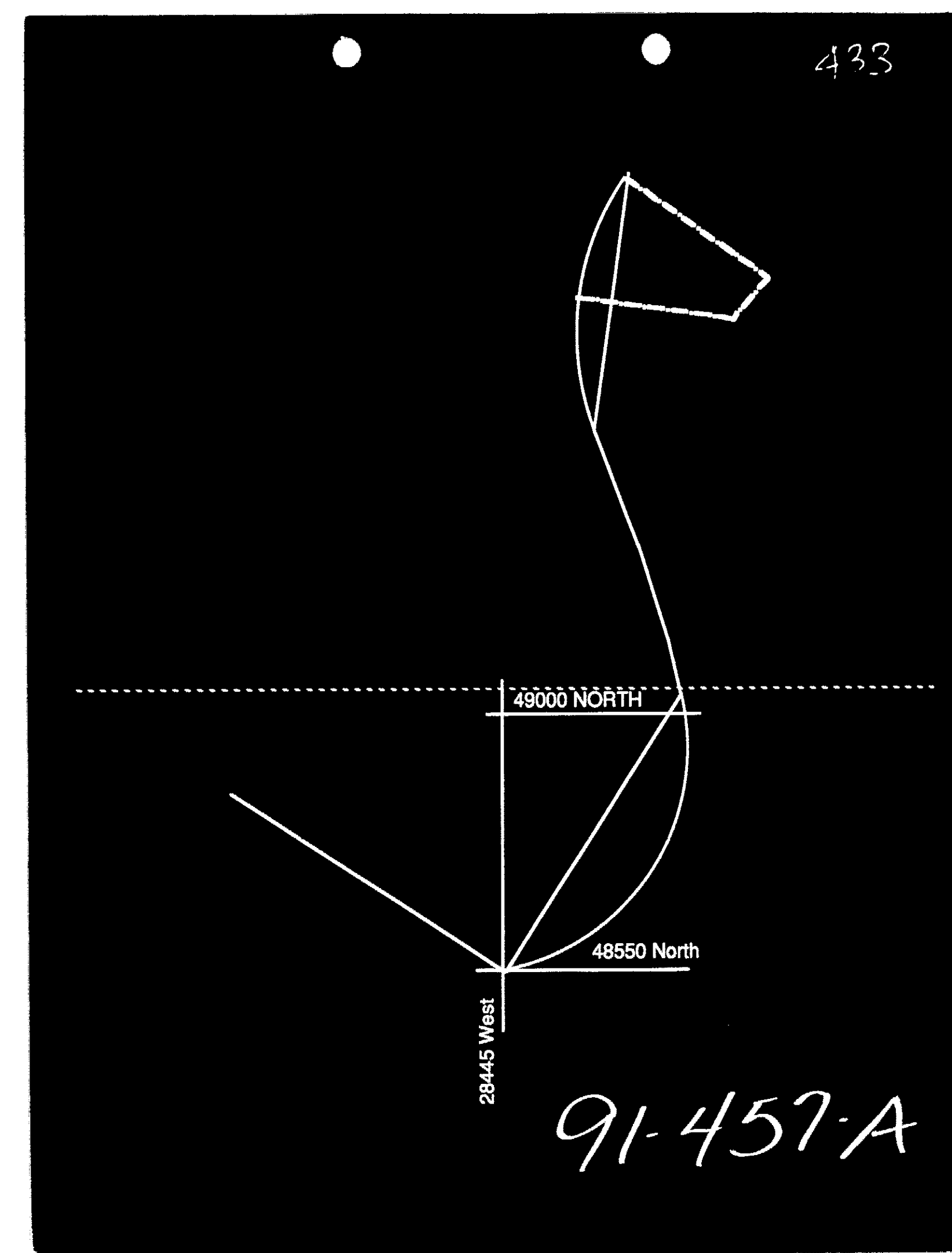
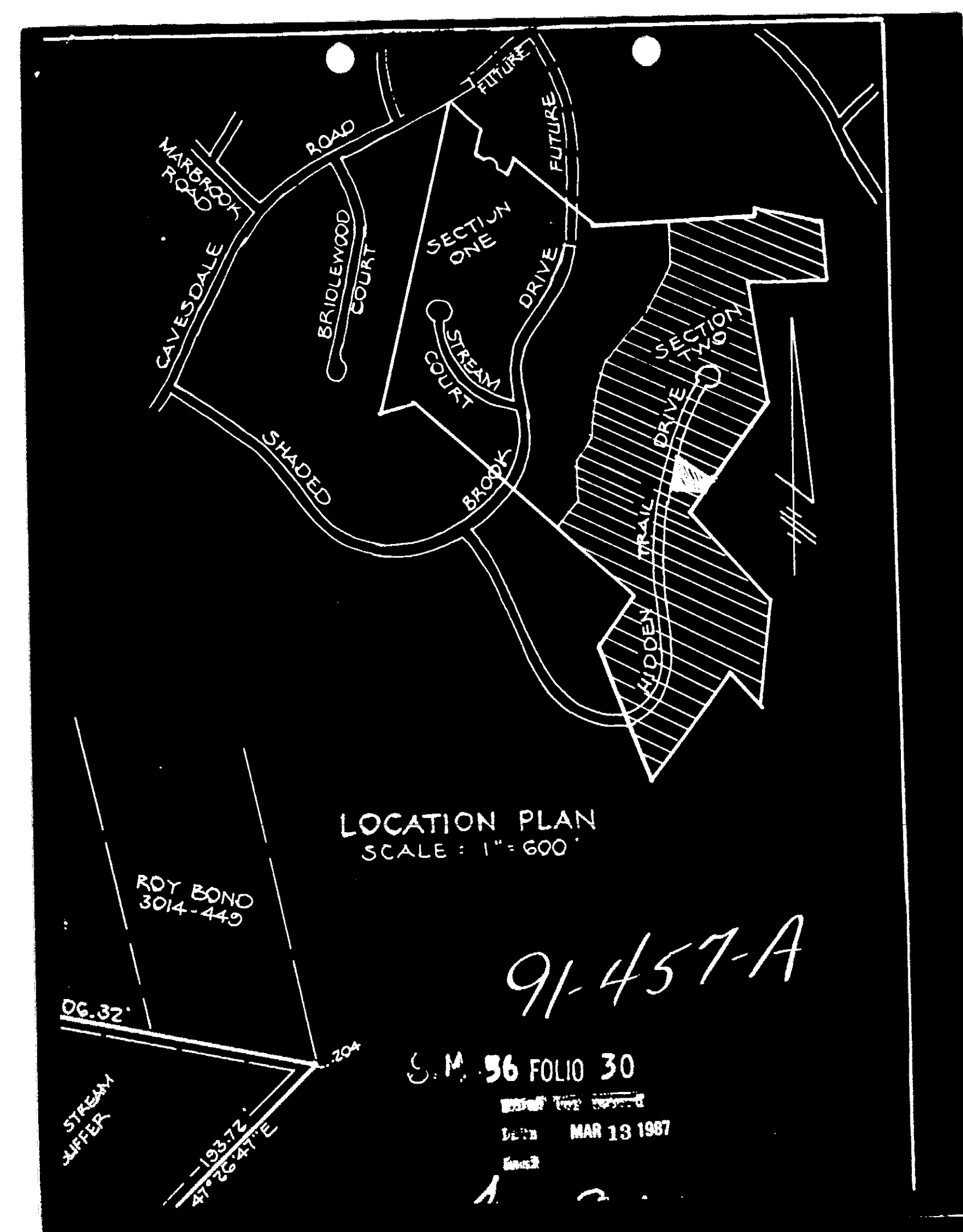
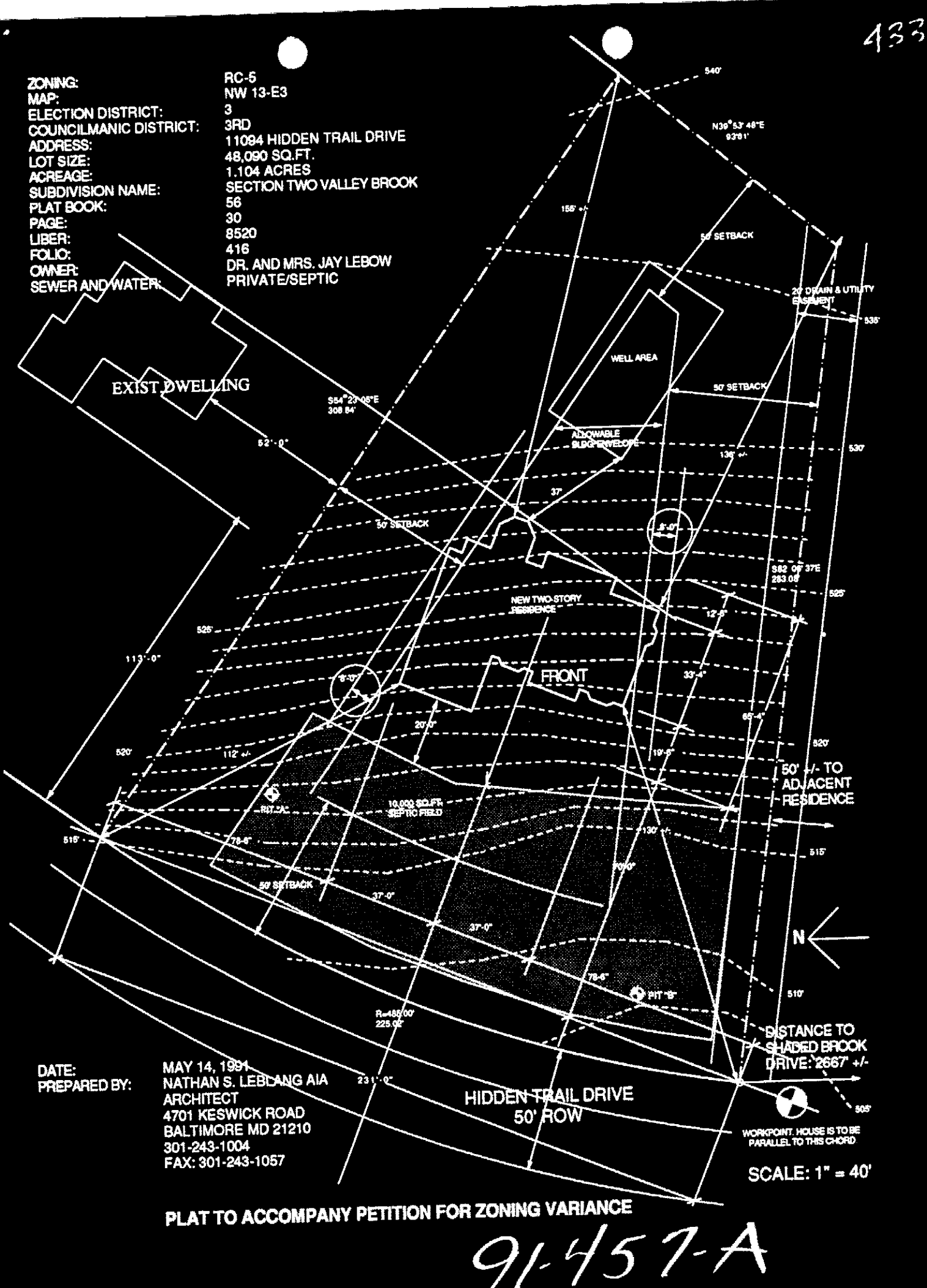
CASE NUMBER(S): 91-457-A  
PROPERTY OWNER(s): Jay S. Lebow, et ux  
LOCATION: 11094 Hidden Trail Drive

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS  
FOLLOWS:

Beginning at 2:00 p.m. on  
FRIDAY, AUGUST 2, 1991

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM  
106, TOWSON, MARYLAND 21204.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY





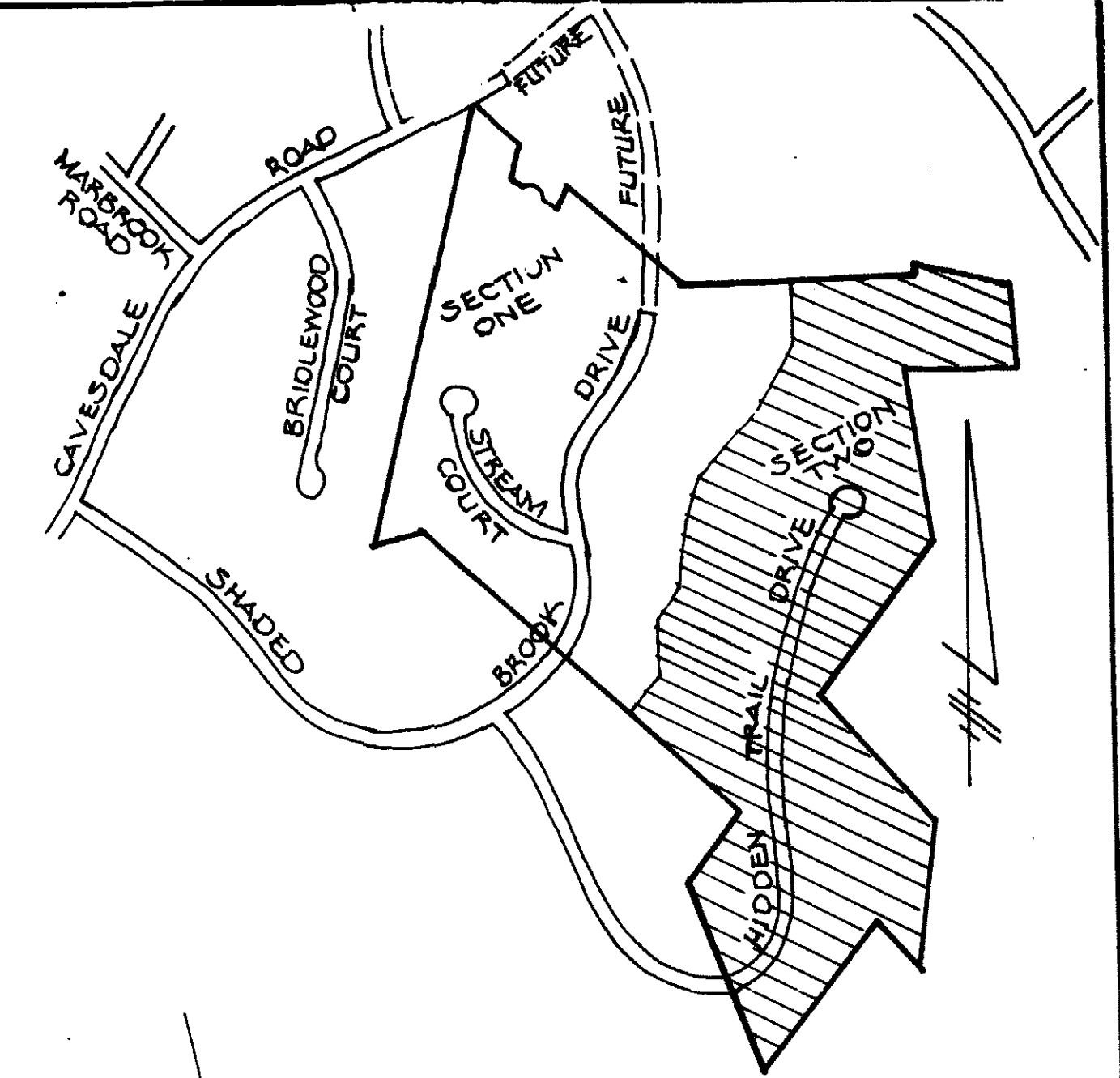
NOTE:  
Coordinates & Bearings shown hereon are referred to the System of Coordinates established by the Baltimore County Metropolitan District and are based on the following traverse stations:  
11205 N 82°53'21.0" W 25474.06  
11206 N 49°01'31.31" W 24721.11

CURVE DATA					
FROM	TO	Δ	R	L	CHORD
27	28	240°00'00"	50.00'	208.44'	28.81'
27	28	60°00'00"	50.00'	52.36'	28.81'
30	32	56°27'16"	485.00'	471.87'	81.33'
33	35	7°50'21"	1274.60'	174.33'	116°55'10" W 174.25'
8	9	51°26'18"	400.00'	658.38'	527.15'
24	31	56°27'16"	535.00'	527.15'	527.15'
34	125	7°50'21"	1224.60'	161.55'	161.55'
3	222	90°00'00"	362.07'	568.74'	362.07'
222	237	5°18'25"	741.64'	67.61'	33.85'
17	18	5°18'25"	741.64'	67.61'	33.85'

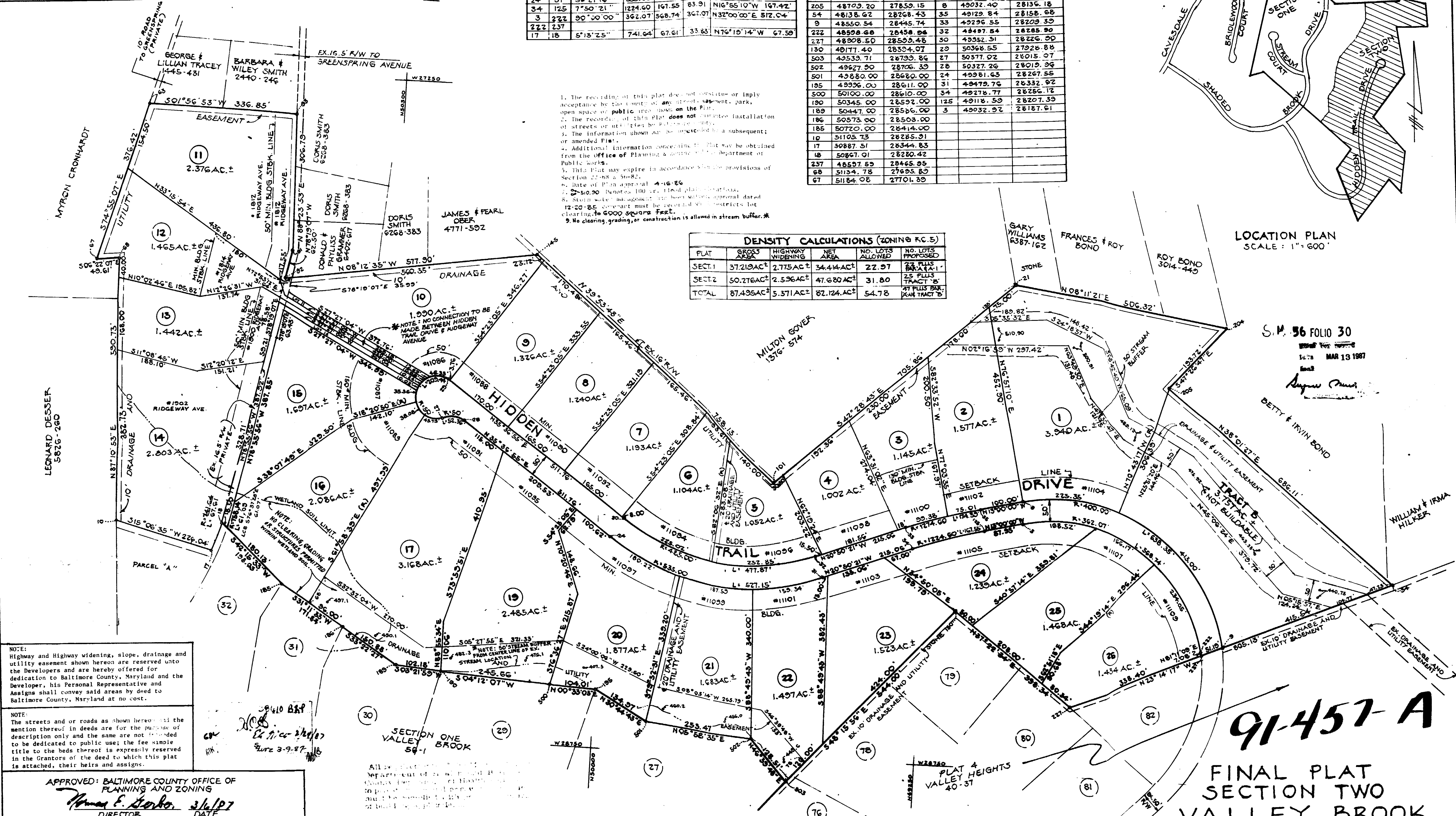
COORDINATE TABLE				
NO.	NORTH	WEST	NO.	NORTH
145	50181.58	27634.74	82	50753.56
101	49592.35	28121.91	83	50749.48
21	49719.35	27644.33	91	50740.90
104	48578.20	27715.45	63	51086.14
205	48729.20	27859.15	8	49332.40
54	48138.62	28268.43	35	49129.84
9	48550.54	28445.74	33	49296.55
222	48598.58	28458.04	32	48487.64
227	48598.50	28505.48	50	49352.31
130	48177.40	28504.07	29	50368.55
503	49539.71	28793.86	27	50377.02
502	49627.90	28706.39	28	50327.26
501	49680.00	28660.00	24	49981.63
195	49996.00	28611.00	31	48479.76
500	50100.00	28610.00	34	48278.77
190	50345.00	28592.00	125	49118.50
189	50447.00	28596.00	3	49032.92
186	50573.00	28503.00		
185	50720.00	28414.00		
10	51105.73	28285.31		
17	50887.51	28344.83		
18	50867.01	28280.42		
237	48597.59	28465.95		
68	51134.78	27695.89		
67	51184.08	27701.39		

1. The recording of this plat does not constitute or imply acceptance by the County of any proposed, proposed, park, open space or public area shown on the Plat.
2. The recording of this plat does not constitute installation of streets or utilities by the County.
3. The information shown on this plat may be subject to subsequent or amended Plat.
4. Additional information concerning this Plat may be obtained from the Office of Planning & Zoning, Department of Public Works.
5. This Plat may expire in accordance with the provisions of Section 22-88 of the Code of Baltimore County, Maryland.
6. Date of Plat approval: 4-16-86
7. 2-10-90: Denote 100 yr flood plain elevations.
8. Storm water management: The land shown hereon is cleared, to 6000 sq. ft. per acre, for clearing, to 6000 sq. ft. per acre.
9. No clearing, grading, or construction is allowed in stream buffer.

DENSITY CALCULATIONS (ZONING FC-5)				
PLAT	SECT. 1	SECT. 2	SECT. 3	SECT. 4
SECT. 1	37.210 AC.	2.775 AC.	34.44 AC.	22.97
SECT. 2	50.276 AC.	2.596 AC.	47.680 AC.	31.80
TOTAL	87.485 AC.	5.371 AC.	82.124 AC.	54.78



S.M. 56 FOLIO 30  
MAR 13 1987  
Baltimore County, Maryland  
Surveyor



NOTE:  
Highway and Highway widening, slope, drainage and utility easement shown hereon are reserved unto the Developers and are hereby offered for dedication to Baltimore County, Maryland and the Developer, his Personal Representative and Assigns shall convey said areas by deed to Baltimore County, Maryland at no cost.

NOTE:  
The streets and or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
Thomas E. Berke 3/16/87  
DIRECTOR DATE

APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS  
Jim Maff 3/5/87  
Asst. DIRECTOR DATE

APPROVED: BALTIMORE COUNTY HEALTH DEPT.  
J. Maff 3/2/87  
DEPT. STATE & COUNTY HEALTH OFFICER DATE

MUDKINS ASSOCIATES, INC.  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

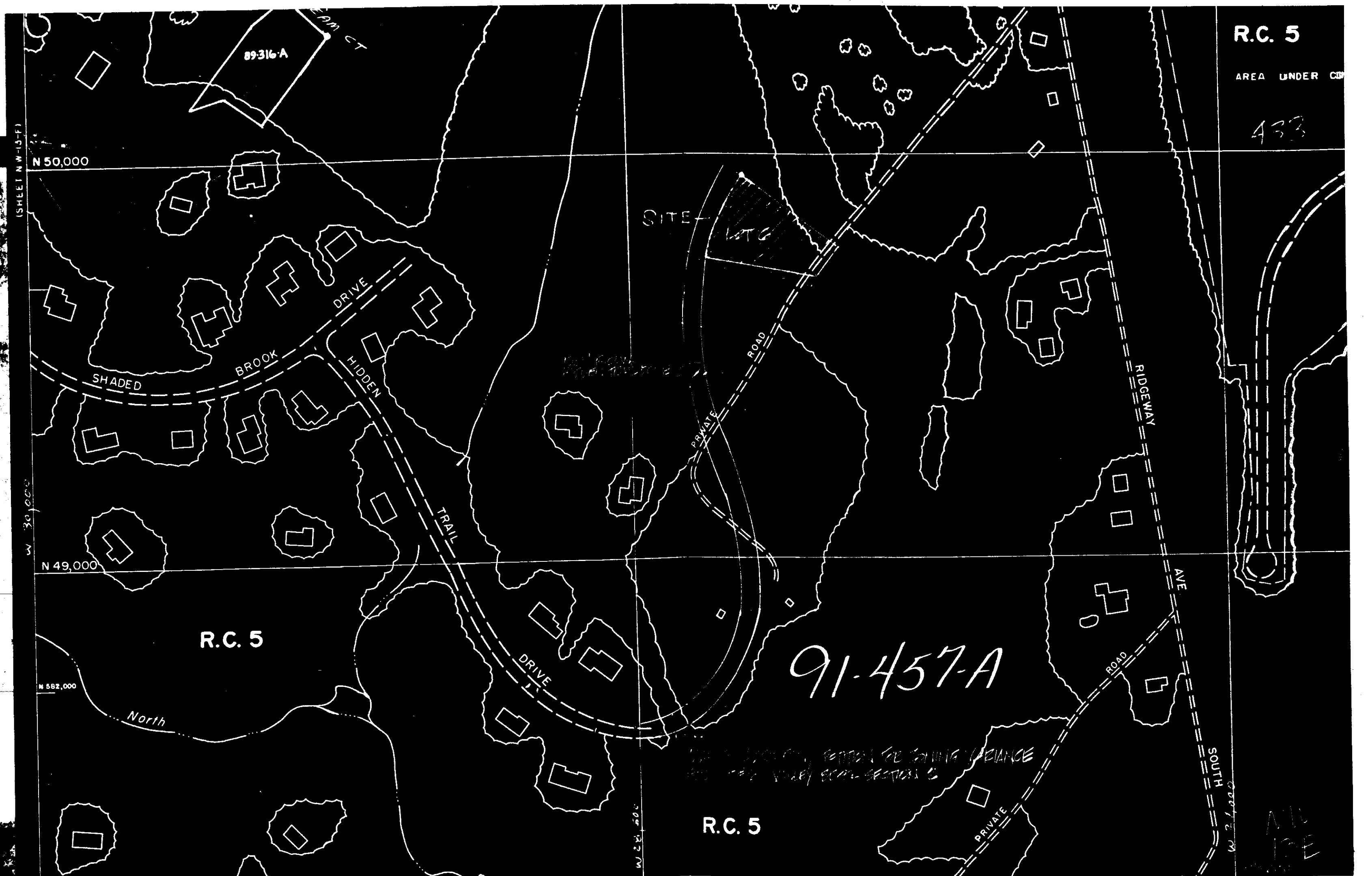
SURVEYOR'S CERTIFICATE:  
The undersigned, A Registered Land Surveyor of the State of Maryland, does hereby certify that he is the Surveyor who prepared the Plat and that the land shown on the Plat has been laid out and the Plat thereof has been prepared in compliance with subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as it concerns the making of the Plat and the setting of the markers.

OWNER'S CERTIFICATE:  
The undersigned, Owner of the land shown hereon, hereby certifies that to the best of his/her knowledge, the requirements of Section (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland has been complied with insofar as same concerns the making of the Plat and the setting of the markers.

91-457-A  
FINAL PLAT  
SECTION TWO  
VALLEY BROOK  
ELECTION DISTRICT 3<sup>RD</sup>  
BALTIMORE COUNTY, MD.  
SCALE 1"=100'  
JULY 30, 1986

OWNER  
VALLEY BROOK LIMITED PARTNERSHIP  
3655 A OLD COURT ROAD  
PIKESVILLE MD. 21208  
DEED REF: T223-95, 7064-145  
JONES FALLS SANITARY SEWER AREA





**91-457-A**

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

STEVENSON

NW  
13-E

'CROFI'